101.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	769,300 / 769,300
					USE VALUE:	769,300 / 769,300
					ASSESSED:	769,300 / 769,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		MOCCASIN PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ADAMS-PLOURDE LINDA M
Owner 2:	
Owner 3:	
Street 1:	10 MOCCASIN PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ADAMS-PLOURDE LINDA M -
Owner 2:	PLOURDE JEFFREY MARK -
Street 1:	10 MOCCASIN PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,810 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 2214 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7810.000	311,300		458,000	769,300
Total Card	0.179	311,300		458,000	769,300
Total Parcel	0.179	311,300		458,000	769,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.47 | /Parcel: 347.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	65084
GIS Ref	
GIS Ref	
Insp Date	09/17/18

!8085!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	311,300	0	7,810.	458,000	769,300	769,300	Year End Roll	12/18/2019
2019	101	FV	249,000	0	7,810.	458,000	707,000	707,000	Year End Roll	1/3/2019
2018	101	FV	247,200	0	7,810.	392,600	639,800	639,800	Year End Roll	12/20/2017
2017	101	FV	247,200	0	7,810.	366,400	613,600	613,600	Year End Roll	1/3/2017
2016	101	FV	247,200	0	7,810.	314,100	561,300	561,300	Year End	1/4/2016
2015	101	FV	232,400	0	7,810.	281,300	513,700	513,700	Year End Roll	12/11/2014
2014	101	FV	232,400	0	7,810.	260,400	492,800	492,800	Year End Roll	12/16/2013
2013	101	FV	232,400	0	7,810.	248,300	480,700	480,700		12/13/2012

PRINT

Date	Time
12/10/20	22:40:20

LAST REV

Date	Time
10/03/18	14:10:55
mmcmakin	
8085	

USER DEFINED

Prior Id # 1:	65084
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMS-PLOURDE L	1527-75	1	5/31/2018	Estate/Div	1	No	No		
DEROSA MARY T/T	1236-168		5/16/2001	Family	100	No	No		
	1085-192		9/1/1991		100	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/1995	443		4,400					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	BS	Barbara S
6/5/2009	Measured	189	PATRIOT
10/25/1999	Meas/Inspect	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7810		Sq. Ft.	Site		0	70.	0.84	4									458,009						458,000	

Total AC/HA: 0.17929 | Total SF/SM: 7810 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 458,009 | Spl Credit | Total: 458,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.23922563
Const Adj.:	0.99989998
Adj $ / SQ:	130.106
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382425
Depreciation:	71131
Depreciated Total:	311294

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

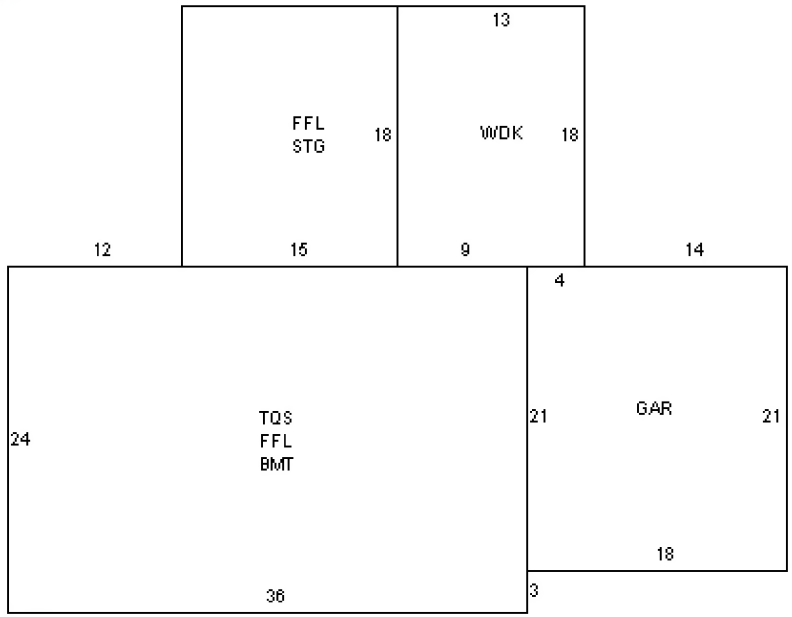
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	130.11
Special Features:	0	Val/Su Net:	88.24
Final Total:	311300	Val/Su SzAd	174.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,134	130.110	147,540
BMT	Basement	864	51.720	44,684
TQS	3/4 Story	648	130.110	84,308
GAR	Garage	378	21.610	8,169
STG	Storage	270	6.740	1,820
WDK	Deck	234	10.270	2,404

Net Sketched Area:	3,528			Total:	288,924
Size Ad	1782	Gross Are	3744	FinArea	2214

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	